



## Dovecote Cottage

Wark, Cornhill on Tweed, TD12 4RE

**Offers Over £420,000**

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Located in the heart of the picturesque village of Wark this attractive stone built detached house is in an elevated position with superb open countryside views of the surrounding areas. The property was tastefully converted and upgraded in 2000, creating a stunning house with character and charm.

The interior comprises of a spacious lounge with a large inglenook fireplace with a multi-fuel stove, doorway from the lounge into the Victorian style sun room with a beamed ceiling and windows on all sides taking advantage of the gardens and views. Large kitchen/breakfast room with bespoke units featuring a Raeburn range cooker and ample space for a table and chairs. Next to the kitchen is a useful utility room. Also on the ground floor are two bedrooms and a shower room, the bedrooms could be used as extra reception rooms if required. There is a split level first floor landing giving access to the three double bedrooms, all with beamed ceilings, lovely countryside views and the main bedroom has an en-suite shower room. There is a study on this level and a family bathroom featuring a freestanding bath.

Outside the property boasts parking for two vehicles and lovely enclosed terraced cottage gardens at the rear, with secluded patio areas, bounded by mature shrubberies and flowerbeds, a pergola, a timber garden shed and a log store. The surrounding area is known for its stunning natural beauty, offering a peaceful retreat while still being within easy reach of local amenities. The garage has been reduced in size creating an excellent store.

This home is an excellent opportunity for those seeking a spacious and well-located property in a tranquil environment. With its combination of modern living and traditional charm, this house is sure to impress. Don't miss the chance to make it your own. Contact your nearest Aitchisons office to arrange a viewing.





## Entrance Hall

Partially glazed entrance door giving access to the hall, which has a window at the front of the house and stairs to the first floor landing and the lower hall with an understairs cupboard. Central heating radiator.

## Lounge

12'4 x 14' (3.76m x 4.27m)

A spacious reception room with a large stone built-in inglenook fireplace with a multi-fuel stove sitting on a stone hearth. Window to the side and a skylight to the rear. Central heating radiator with a heater cover and a built-in shelved recess. Doorway to the sunroom.

## Sunroom

9'7 x 12'8 (2.92m' x 3.86m)

A Victorian style sunroom with a beamed ceiling and glazed on all sides taking advantage of the views over the garden and the surrounding countryside. Double French doors giving access to the garden and a central heating radiator.

## Kitchen/Breakfast Room

18'4 x 22'3' (5.59m x 6.78m')

A large kitchen fitted with top quality bespoke traditional units with ample wall and floor storage cupboards with solid wooden worktop surfaces. Oil fired Rayburn range cooker/boiler with a cooker hood above. Double window to the front and rear and a recessed bay window to the side taking advantage of the views. Built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for a dish washing machine and a Belfast sink. Stable entrance door to the rear garden and recessed ceiling spotlights. Central heating radiator.

## Utility Room

4'1 x 7'2 (1.24m x 2.18m)

The utility room has built-in storage shelving and plumbing for an automatic washing machine, frosted double window to the front, a cloaks hanging area and a central heating radiator.

## Shower Room

5'1 x 6'6 (1.55m x 1.98m)

Fitted with a white three-piece suite which includes a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a mirror above. Heated towel rail and an extractor fan.

## Bedroom 5

6'5' x 9'1 (1.96m' x 2.77m)

A good sized bedroom with a double window to the rear, a central heating radiator and a built-in shelved recess.

## Bedroom 4

10'5' x 9'4 (3.18m' x 2.84m)

A double bedroom with a double window to the rear, a central heating radiator and built-in shelving on one wall offering excellent storage. Recessed ceiling spotlights.

## First Floor Landing

A split level landing with a built-in airing cupboard housing the hot water tank. Access to the loft and a central heating radiator.

## Bedroom 1

17'9 x 11'2 (5.41m x 3.40m)

A large dual aspect double bedroom with a beamed ceiling and a double window to the front and rear with superb countryside views. Two wall lights and a central heating radiator.

## En-Suite Shower Room

7'7 'x 4' (2.31m 'x 1.22m)

Fitted with a white three-piece suite which includes a shower cubicle with an electric shower, a toilet and a wash hand basin. Half tiled walls and a heated towel rail.

## Study

6'4 x 8'2' (1.93m x 2.49m')

Double window to the front and a central heating radiator.



## Bathroom

7'8" x 7' (2.34m x 2.13m)

Fitted with a quality white three-piece suite which includes a freestanding bath with a shower attachment, a toilet and a wash hand basin with a mirror above. Half wooden panelled walls and a heated towel rail.

## Bedroom 2

18'x 9'4" (5.49mx 2.84m')

A dual aspect double bedroom with a double window at the front and rear of the house with countryside views. A beamed ceiling, a central heating radiator and two wall lights.

## Bedroom 3

12'4 x 9'11" (3.76m x 3.02m')

Another double bedroom with a double window to the rear with views over the surrounding countryside, a central heating radiator, access to the loft and two wall lights.

## Garage

7'9"x 9'5" (2.36m'x 2.87m)

Double doors giving access to the garage which has lighting and power connected.

## Gardens

Parking on a driveway for two vehicles. Secluded enclosed terraced cottages garden at the rear with split level patios bounded by flowerbeds and shrubberies. There is a pergola taking advantage of the views, a lawn, garden shed and a fuel store.

## General Information

Full double glazing.

Full oil central heating.

All mains services are connected except for gas.

All fitted floor coverings are included in the sale.

Council tax band - E.

Tenure-Freehold.

Energy Rating - TBC

## Agency Information

## OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9.00 - 12.00

## FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

## VIEWINGS

Strictly by appointment with the selling agent and viewing guidelines.





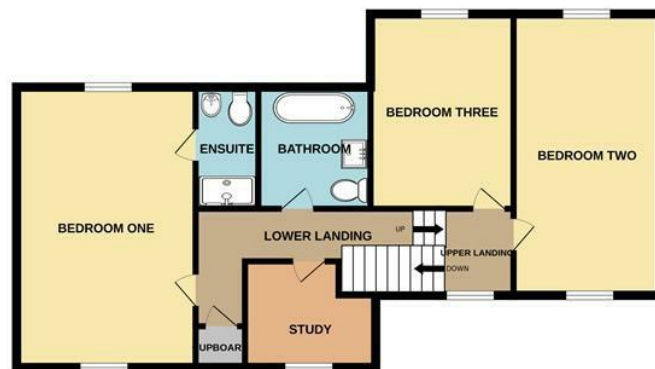




GROUND FLOOR  
940 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 1676 sq.ft. (155.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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